



20110615000175840 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
06/15/2011 11:14:09 AM FILED/CERT

Send Tax Notice To:
John William Garner

Carla H. Garner

1030 Henry Dr.
Alabaster, AL 35007

File No. 11-055

Prepared By:

James R. Moncus, Jr.

1313 Alford Avenue

Birmingham, Alabama 35226

Shelby County, AL 06/15/2011
State of Alabama
Deed Tax: \$10.00

SPECIAL WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

Know all men by these presents, this deed made this the 26th day of May, 2011, by and between Regions Bank, an Alabama Banking Corporation (herein referred to as Grantor) and John William Garner and Carla H. Garner, Husband and Wife, as joint tenants with right of survivorship (hereinafter referred to as Grantees);

WITNESSETH THAT:

The Grantor does hereby for and in consideration of Ten Thousand and No/100 Dollars (\$10,000.00) and other good and valuable consideration, in hand paid by the Grantees, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees, as joint tenants with right of survivorship the following described real estate in Shelby County, Alabama, to-wit:

Lots 18, 19, 20 & 21, according to the Final Plat of Carters Addition to Scottsdale, as recorded in Map Book 32, Page 130, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2011.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantor herein described.

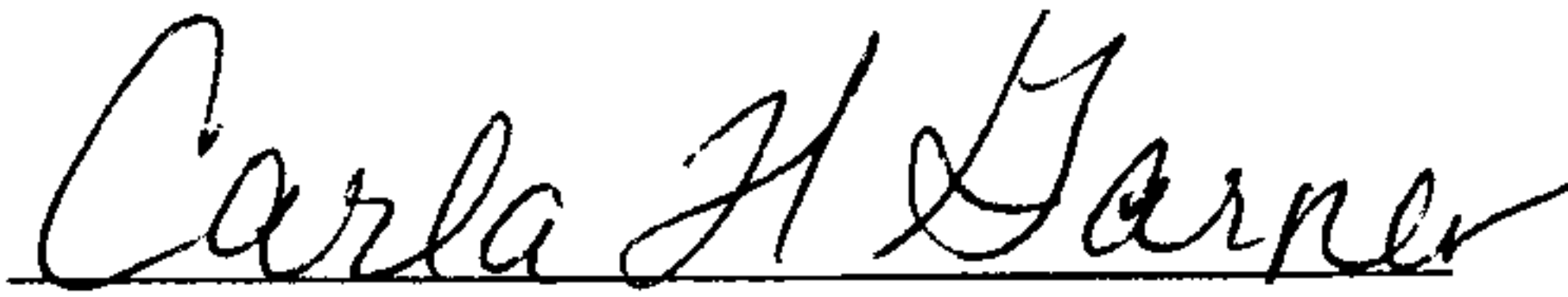
To have and to hold unto the said Grantees, as joint tenants, with right of survivorship their heirs and assigns, forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantees, except as above noted that, at the time of delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind of character expressed or


implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.


John William Garner


Carla H. Garner

IN WITNESS WHEREOF, the Grantor, by TONI A. LESTER, its
VICE PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature
and seal, this the 26th day of May, 2011.

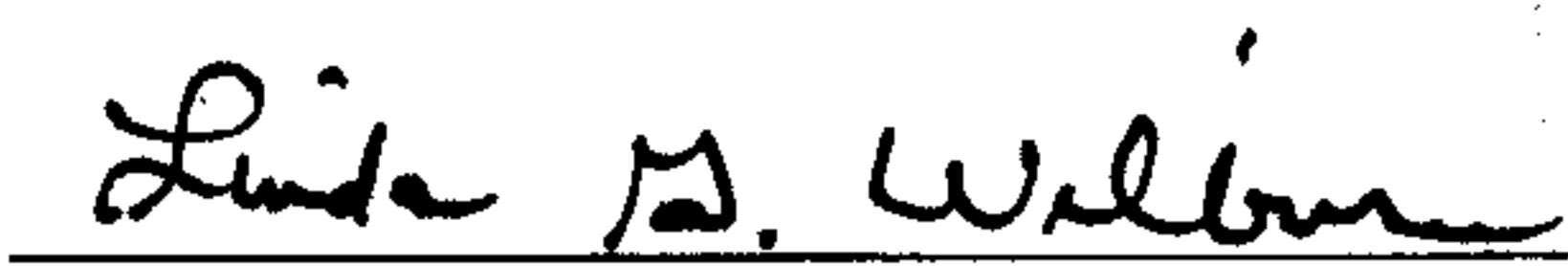
REGIONS BANK, AN ALABAMA
BANKING CORPORATION


By: TONI A. LESTER
Its: VICE PRESIDENT

STATE OF ALABAMA)
COUNTY OF MADISON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that
TONI A. LESTER, whose name as VICE PRESIDENT of Regions Bank, an
Alabama Banking Corporation, is signed to the foregoing conveyance, and who is known to me
acknowledged before me on this day that, being informed of the contents of the conveyance, she, as
such officer, and with full authority, executed the same voluntarily for and as the act of said
corporation.

Given under my hand and official seal this the 26th day of may, 2011.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-13-2014